

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, November 6, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, November 1, 2024, at 4:39 P.M.

CALL TO ORDER

Chair Cue called the meeting to order at 5:19 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Absent	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	8	
	Absent:	1	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Bailee Rogers, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Tracye Love Chandler – Appointment to the Greater Tulsa Area African-American Affairs Commission replacing Carlisha Williams; term expires May 1, 2027. (CD-2) [UED 10/30/24; CC 11/6/24] 24-1045-1
- b. Patricia Carter-Breeckner – Appointment to the Greater Tulsa Area African-American Affairs Commission filling the vacant Greenwood Chamber Seat; term expires May 1, 2027. (CD-9) [PW 10/30/24; CC 11/6/24] 24-1046-1
- c. Dewayne Dickens – Reappointment to the Greater Tulsa Area African-American Affairs Commission; term expires May 1, 2027. (Attended 17/17 meetings.) (CD-2) [PW 10/30/24; CC 11/6/24] 24-1047-1

Public Comments:
John Huffines – 2.a – 2.c.

Councilor Decter Wright moved to approve 2.a – 2.c. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Dewayne Dickens address the Council.

3. **PUBLIC HEARINGS**

- a. No items this week.

4. **MAYOR'S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing The City of Tulsa to participate in the State of Oklahoma's Economic Development Pooled Finance Product Development Program to provide economic development benefits in connection with a project proposed by Agile Space Industries, Inc. to construct a rocket engine testing facility to be located at the Tulsa International Airport. **(Emergency Clause)** [UED 10/30/24; CC 11/6/24] 24-1032-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Change Order No. 1 to Contract No. 138179 between the City of Tulsa and Becco Contractors, Inc. for Project No. CIRI 23/24, in the amount of four hundred ten thousand, three hundred fifty-one dollars and thirty-four cents (\$410,351.34) and adding zero (0) calendar days due to the addition of construction materials not in the contract for work at the East Bank Parking Lot for Zink Lake. [PW 10/30/24; CC 11/6/24] 24-1037-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a donation from INCOG in the amount of seventeen thousand, eight hundred fifty dollars (\$17,850.00) for Captain Matt Phippen to host a Compressed Natural Gas (CNG) class on November 19-21, 2024, at TFD Training Center. [CC 11/6/24] 24-1062-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Cincinnati Fire Department in the amount of seven hundred fifty dollars (\$750.00) for Julie Lynn to travel to Cincinnati, OH on December 15-17, 2024, to participate in the District Chief Promotion Assessment. [CC 11/6/24] 24-1063-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: University of Tulsa Events scheduled for November 14 and 30, 2024, at 800 S. Harvard Ave. (CD-4) [CC 11/6/24] 24-1066-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Veterans Day Parade 2024 "Liberty For All" scheduled for November 11, 2024, starting at 11 E. 3rd St. (CD-1,4) [CC 11/6/24] 24-1067-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Spavinaw Centennial Celebration and 5K scheduled for November 16, 2024, at 3600 Mohawk Blvd. (CD-1) [CC 11/6/24] 24-1068-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Turkey Trot scheduled for November 29, 2024, starting at 300 S. Denver Ave. (CD-4) [CC 11/6/24] 24-1069-1

- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Turkey Distribution scheduled for November 23-25, 2024, at 2000 N. Martin Luther King, Jr. Blvd. (CD-1) [CC 11/6/24] 24-1070-1
- k. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Dreamland Festival scheduled for November 9, 2024, at 100 N. Greenwood Ave. (CD-1) (Late request by Department of City Experience) [CC 11/6/24] 24-1077-1

Public Comments:
Joshua Starks – 4.g.
Nichole Montgomery – 4.g.
John Huffines – 4.e, 4.j.
Erran Persley – 4.b.
Jim Bridenstine – 4.b

Councilor Decter Wright moved to approve 4.b – 4.k with the emergency clause on 4.b. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.

Ashley Webb presented the report.

Public Comments:
John Huffines – 5.a.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7775 from RS-2 to RS-4 with an Optional Development Plan for multiple lots located at the SE/c of N. Denver Ave. and N. Elwood Ave. requested by Kayla Lee - Lee Simon Design. (Property owner: MMMC Investments, LLC) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RS-4 zoning with an Optional Development Plan.) [UED 10/30/24; CC 11/6/24; CC 11/20/24] 24-1038-2

Miesha Smith, the applicant, addressed the Council.

Public Comments: In Support
Jay Jones – 5.b.
Lashan Ellison – 5.b.

Public Comments: In Opposition
Melisa McCelvey – 5.b.
Lisa Young – 5.b.
Stanford Pape – 5.b.
Casey Stowe – 5.b.
Ashlee Reamy – 5.b.

Public Comments:
Aszurdee Sade – 5.b.

Susan Miller from the Tulsa Planning Office addressed the Council.

There was Council discussion.

Councilor Bellis left the meeting at 6:07 P.M. and returned at 6:08 P.M.

Councilor Decter Wright left the meeting at 6:09 P.M. and returned at 6:14 P.M.

Councilor Bellis left the meeting at 6:09 P.M. and returned at 6:15 P.M.

Councilor Fowler left the meeting at 6:29 P.M. and returned at 6:30 P.M.

Councilor Miller left the meeting at 6:31 P.M. and returned at 6:38 P.M.

Councilor Hall-Harper moved to approve 5.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of two hundred forty-one thousand dollars (\$241,000.00) between projects within the TMUA Sewer Capital Projects Subfund; to transfer unencumbered and unexpended appropriation balances of eighty thousand, thirty-four dollars (\$80,034.00) between projects within the TMUA 2024B Sewer Revenue Bond Subfund. (Haikey Creek Biosolids Improvements) [PW 11/6/24; CC 11/6/24; CC 11/20/24] 24-1059-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five hundred thousand dollars (\$500,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (Bazar Grocery Store) [PW 11/6/24; CC 11/6/24; CC 11/20/24] 24-1060-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one million dollars (\$1,000,000.00) recognized from revenues to be received from the River Parks Authority within the Public Works Non-Federal Grants SubFund. (Turkey Mountain Parking Lots) [PW 11/6/24; CC 11/6/24; CC 11/20/24] 24-1061-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 28, titled “The Municipal Employees' Retirement Plan,” Section 1000, titled "Board Of Trustees," deleting one of two board positions held by classified city employees; providing that one member of the board will be an active employee participant in the plan employed by an agency other than the City of Tulsa; deleting obsolete

provisions relating to staggered terms. [PW 11/6/24; CC 11/6/24; CC 11/20/24] 24-1064-2

- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of four hundred thousand dollars (\$400,000.00) from grant revenues to be received from the Oklahoma Attorney General within the Safe OK Grant Program SubFund. (2025 Safe Oklahoma Grant) [PW 11/6/24; CC 11/6/24; CC 11/20/24] 24-1058-2

Without objection, items 6.a – 6.e were forwarded to the next Council meeting.

Councilor Bellis left the meeting at 7:17 P.M.

7. **ORDINANCES - SECOND READING**

7.a was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7759 from RS-2 to RS-4 with an Optional Development Plan for property located at the NE/c of E. 36th St. S. and S. Braden Ave. requested by Select Design. (Property owner: Highland Acres, LLC) (CD-5) (TMAPC voted 6-2-0 to recommend **APPROVAL** of RS-4 zoning with an Optional Development Plan.) *(Note: The Council voted to continue the proposed application to December 11, 2024, at the September 18, 2024, Regular City Council meeting. At the September 25, 2024, Regular City Council Meeting, the Council voted to reconsider the December 11, 2024, continuance and voted to continue the proposed application to October 30, 2024.)* [UED 9/11/24; CC 9/18/24; CC 9/25/24; CC 10/30/24; CC 11/6/24] 24-863-5

Councilor Decter Wright moved to approve 7.a. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Absent	Fowler	Yea
Miller	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

Councilor Bellis returned at 7:18 P.M.

Councilor Hall-Harper left the meeting at 7:25 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7787 from RS-4 to RM-2 for property located at the SW/c of E. 7th St. and S. Zunis Ave. requested by JMAX Homes, Jon Brent. (Property owner: JMAX Homes) (CD-4) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-983-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7789 from RS-3 to RM-1 for three (3) lots located at 4103 W. 56th Pl., 4111 W. 57th St., and 4115 W. 57th St. requested by Marc Ruiz. (Property owner: NextGen Capital, Beth Drake) (CD-2) (TMAPC voted 10-0-0 to recommend **APPROVAL** of RM-1 zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-984-3

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- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7790 from AG to AG-R for property located north of the NE/c of E. 11th St. S. and S. 156th E. Ave. requested by Diana Mar Martinez. (Property owner: Marvarenga Enterprises, LLC) (CD-6) (TMAPC voted 10-0-0 to recommend **APPROVAL** of AG-R zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-985-3
 - e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7791 from RS-3 to CS for property located west of the NW/c of E. 46th St. N. and N. Peoria Ave. requested by Karl Fritschen - Wallace Design Collective. (Property owner: Cherokee Nation) (CD-1) (TMAPC voted 10-0-0 to recommend **APPROVAL** of CS zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-986-3
 - f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance ZCA-31 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Data Center and River Design Overlay Amendments (ZCA-31) to the City of Tulsa Zoning Code relating to Data Centers and the River Design Overlay in the following sections: Section 20.050 RDO, River Design Overlays, Section 20.050-A General, Subsection 4. Exemptions, and Subsection 7, Modifications to RDO Regulations; Section 35.070 Industrial Use Category, Section 35.070-A Low Impact Manufacturing and Industry, and add Subsection 4, Data Center; Section 40.420 Wireless Communication Facilities, Section 40.420-E General Requirements; and Section 55.050 Parking Exemptions and Credits, add Section 55.050-M Data Centers. [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-987-2
 - g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 12, Tulsa Revised Ordinances, Chapter 6, titled "Ethics Code," defining terms, prohibiting and requiring disclosure of conflicts of interest, establishing a process for complaints and investigations, creating the Ethics Advisory Commission, and repealing all ordinances in conflict. [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1022-2
 - h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of three hundred thousand dollars (\$300,000.00) from grant revenues to be received from the Department of Justice within the JAG Reimbursement Grants SubFund. (Department of Justice Crime Gun Intelligence Center) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1024-2
 - i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred twenty-three thousand, six hundred sixty-four dollars (\$223,664.00) from grant revenues to be received from the Department of Justice within the DNA Backlog Reduction SubFund. (Department of Justice DNA Backlog Reductions) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1025-2
 - j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty thousand dollars (\$20,000.00) from grant revenues to be received from the Arvest Foundation within the Social Eco Development Non-Federal Grant Programs SubFund. (Financial Empowerment Center) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1026-2
 - k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred thousand dollars (\$100,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (District 2 Community Development Project-Route 66 Village) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1027-2

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- l. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five hundred fifty thousand dollars (\$550,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (District 2 Community Development Project-Route 66 Bell Station) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1028-2
 - m. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of ninety-four thousand, seven hundred seven dollars and eighty-three cents (\$94,707.83) between projects within the TMUA 2010 Water Revenue Bond Subfund; to transfer one hundred twenty-four thousand, thirty-five dollars and twenty-five cents (\$124,035.25) between projects within the TMUA 2011 Water Revenue Bond Subfund and to transfer fifty-eight thousand, two hundred fifty-six dollars and ninety-two cents (\$58,256.92) between projects within the TMUA Water Capital Projects Subfund. (Eucha Dam Gate Operations) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1029-2
 - n. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 11 "Public Works Department," Chapter 12 "Rights-of-Way Occupancy Management," Section 1202 "Definitions," by amending the definitions of the terms "Affiliate," "Person," and "Video Service Gross Revenue"; providing for severability, and setting an effective date. [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1030-2
 - o. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of two million dollars (\$2,000,000.00) between departments and account groups within grant revenues received from the United States Treasury American Rescue Plan Act Subfund. (Airmen Center) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1031-2
 - p. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Ashton Bollard, Parker, Bryning & Richardson, for property located at 4347 S. 170th E. Ave., to clear the title of a house constructed on the easement. (CD-6) [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1039-2
 - q. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of three (3) Utility Easements, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., for future expansion of Saint Francis Hospital South. (CD-7) [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1040-2
 - r. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement requested by Lori Worthington, Amax Sign Co., on behalf of Tulsa Baptist Church, for property located at 10310 S. Sheridan Rd., for placement of a monument sign. (CD-8) [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1041-2
 - s. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of sixty thousand dollars (\$60,000.00) recognized from unappropriated fund balance within the Economic Development Comm Fund. (Convention Center Hotel Study) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1042-2
 - t. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of eight hundred fourteen thousand, ninety-one dollars and seventy cents (\$814,091.70) from grant revenues received from the United States Treasury

American Rescue Plan Act Subfund. (Route 66, 36N Envision Comanche, COT IT Audio-Video, Tulsa Metropolitan Ministry, Tulsa Animal Services) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1043-2

- u. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of four million, twenty-six thousand, seven hundred dollars (\$4,026,700.00) from revenues received within the Walmart Opioid Settlement SubFund. (Opioid Settlement - Housing) [UED 9/25/24; UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-920-4
- v. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of four million dollars (\$4,000,000.00) from grant revenues received from the United States Treasury American Rescue Plan Act SubFund. (ARPA - Housing) [UED 9/25/24; UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-919-4

Public Comments:
James Alexander, Jr. – 7.o, 7.t, 7.v.
Bernice Alexander – 7.o, 7.t, 7.v.

Councilor Decter Wright moved to approve 7.b – 7.v. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

Councilor Hall-Harper returned at 7:29 P.M.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Bengel reminded everyone about the Veterans Day Parade on November 11, 2024, and the Oaklawn reinterment of C.L. Daniel on November 12, 2024.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution defining program areas and target funding levels for the allocation of \$75 Million in Housing Initiatives funding for the Improve Our Tulsa Housing Program. (Mayor Bynum, Cue, Patrick, Decter Wright, Lakin) [UED 10/30/24; CC 11/6/24] 24-1055-2

Public Comments:
Mark Smith – 8.b.
Jeff Hall – 8.b.
Bernice Alexander – 8.b.
James Alexander, Jr. – 8.b.

Councilor Decter Wright moved to approve 8.b. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Nay		

Yeas: 7 Nays: 1 Absent: 1 Abstentions: 0

Motion carried.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.

Chair Cue adjourned the meeting at 7:44 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council